



City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: March 8, 2005

TO: City Council and Planning Commission

VIA: Dennis R. Halloway, City Manager *[Signature]*

FROM: *DW* Deborah Woldruff, AICP, Community Development Director

SUBJECT: GENERAL PLAN UPDATE PROJECT – The project is a comprehensive update to the City's General Plan document (text and maps) that will set policy and guide the City's development over the next twenty years. Areas directly affected by the update project include all properties located within the City's corporate limits, and properties within the City's Sphere of Influence in the County unincorporated areas generally east and south of the City limits to the Redlands City limits and Riverside County Line.

RECOMMENDATION

The recommendation is that the City Council take the actions, as follows:

1. Review and approve the General Plan Update Project City Council Schedule for Public Hearings (Revised March 8, 2005) (Attachment 1); and,
2. Review and approve in concept the draft elements listed below:
 - Community Design Element (3.0)
 - General Plan Implementation Programs (11.0)

Staff also recommends that public testimony be limited to the two topics at hand and that no testimony be taken on issues still before the Planning Commission (Hillside Designation).

A copy of the Draft General Plan (October 2004) was previously distributed to the City Council.

BACKGROUND

On February 22, 2005, the City Council reviewed the Public Health And Safety Element (10.0) and continued the Conservation And Open Space Element (9.0) to the March 8, 2005 meeting. A related item regarding the Trails Development Committee's recommendations and proposal for trails, trailheads, and open space in the South Hills Area was also continued to the March 8th meeting. The Council expressed some concerns that the draft concept plan for the South Hills trails was not made available to the public.

On February 24, 2005, the Trails Development Committee met (in their regular meeting) to discuss the outcome of the City Council's review of their proposal for the South Hills Area. The Committee discussed how to address the Council's concerns about the draft concept plan, and ways to further define the proposal for trails, trailheads, and open space. Towards that end, the Trails Development Committee and South Hills Trails Master Plan Subcommittee will meet separately and together during the month of March and first week of April. The Committee's proposal and recommendations will be placed on the April 12, 2005 City Council Agenda along with the Land Use (2.0) and Conservation And Open Space (9.0) Elements.

For the March 8th meeting, staff recommends that the City Council review and approve in concept the Community Design Element (3.0) and General Plan Implementation Programs (11.0). The changes to the General Plan Update Project City Council Schedule for Public Hearings are reflected in the latest version that was revised for the March 8, 2005 City Council meeting.

Further information on the General Plan Update Project (i.e., background information, analysis, environmental, fiscal impacts) is available in the October 12, 2004, November 16, 2004, December 7, 2004, December 14, 2004, January 11, 2005, February 1, 2005, February 8, 2005, and February 22, 2005 City Council Staff Reports (previously distributed).

ANALYSIS

Community Design Element. The Community Design Element is an optional chapter of the Draft General Plan and not one of the seven State-Mandated General Plan Elements. The purpose of the Element is to help define the visual character that is desired for the community through policy direction that will provide guidance for future improvements, revitalization projects, and new development projects. Several years ago, the Planning Commission identified the need for this type of policy document because there were (and still are) no clear and cohesive design guidelines for new development. The policies in this Element were developed to work in concert with the policies in the Land Use Element.

General Plan Implementation Programs. This chapter of the General Plan is very important because it describes the specific actions that will be required to implement all of the goals and policies of the plan in order to achieve the City's vision of its future. The General Plan implementation is organized into three general Programs: 1.) Follow-Up Studies And Actions; 2.) Intergovernmental Coordination And Community Involvement; and, 3.) Strategic Planning. It should be noted that implementation of the Housing Element (5.0) is accomplished through the Housing Improvement Program, which is contained in that Element.

ENVIRONMENTAL

The General Plan Update Project is subject to the California Environmental Quality Act (CEQA) and a Draft Environmental Impact Report (DEIR) has been prepared to evaluate the potential impacts of the project. The DEIR and Draft Responses to Comments that were received during the 45-day mandatory public review period will be reviewed by the City Council sometime in April or May 2005.

The project is also subject to the Regional Congestion Management Plan (CMP) and Traffic Impact Analysis (TIA) has been prepared to address the CMP requirements. The CMP TIA will be scheduled for the City Council's review in March 2005.

FINANCIAL IMPACT

Other than the costs associated with the preparation of the Draft General Plan and related environmental documents, the financial impacts of the General Plan Update are not known at this time.

ATTACHMENTS

1. General Plan Update Project City Council Schedule for Public Hearings (Revised March 8, 2005)
2. City Council Staff Reports (Previously Distributed - October 12, 2004, November 16, 2004, December 7, 2004, December 14, 2004, January 11, 2005, February 1, 2005, February 8, 2005, and February 22, 2005)

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General Plan Update Project City Council Schedule for Public Hearings (Revised March 8, 2005)

To date, the City Council has reviewed and approved in concept the Introduction to General Plan Elements (1.0); Economic Development Element (4.0); Housing Element (5.0); Noise Element (7.0); Public Services and Facilities Element (8.0); and, Public Health And Safety Element (10.0). The following schedule lists the remaining elements and related environmental documents and public hearing dates for the City Council's review:

March 8, 2005	Community Design Element (3.0) General Plan Implementation Programs (11.0)
April 6, 2005	* See Note
April 12, 2005	Land Use Element (2.0) Conservation And Open Space Element (9.0)
May 10, 2005	Transportation And Circulation Element (6.0) CMP Traffic Impact Analysis (TIA)
May 24, 2005	Draft Final Program Environmental Impact Report (FEIR) (with Response To Comments) Certify Program FEIR, Adopt General Plan, Approve TIA

* **Note** – On **April 6, 2005**, the Planning Commission will review the **Draft Hillside Designation (Land Use Element 2.0, Section 2.2.3)**

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